



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,  
Shastri Nagar Patna – 800023

## FORM 'D'

[See rule 5(2)]

### INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: 233/2024 / 1173

Date: 24/04/2025

From:

The Real Estate Regulatory Authority,  
4<sup>th</sup> & 6<sup>th</sup> Floor,  
Bihar State Building Construction Corporation Campus,  
Hospital Road, Shastri Nagar.  
Patna- 800023, Bihar.

To,

Shri Neyaz Ahmad, Director,  
Nandani Homes Pvt. Ltd.,  
Office at: B-304, Saket Plaza,  
Jamal Road, Patna- 800001, Bihar.  
Email Id: [nandanihomespvtltd@gmail.com](mailto:nandanihomespvtltd@gmail.com)

Sub: Your Application RERAP85201800377-8 for registration of Aman SKS Complex C and D Date: 06.12.2024 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 27.03.2025

Sir,

You are hereby informed that your application for registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. Current Non encumbrance certificate [NEC] for the whole parcel of land with correct land details mentioned in it.
2. A statement of assets and liabilities of the Directors of the Promoter's entity as of the date of submitting the application, duly certified by the Chartered Accountant CA, to show the financial worth of the promoter to meet at least ten percent of the estimated development cost of the project to take up the initial cost of the project.
3. A certificate from a Chartered accountant is required, declaring that no advance/booking amount has been taken from the customers against the current project.



4. The details of all the projects taken up by the directors of the company in other capacities, either as an individuals or as part of other entities, during the last five years, along with the details of cases filed in the projects as mentioned by the promoter.
5. A fresh copy of Form B with promoter & project name, landowner's name in para 1, and date of completion of time must be written dated format (dd/mm/yyyy).
6. Provide a proforma for the conveyance deed.
7. As per the Bihar RERA/Gen.Regulations/2024; dated: 01/08/2024, the promoter needs to provide an affidavit, with the full details of movable and immovable properties of this concern along with details of such properties of its directors/ partners/ proprietor/ other entity (Directors and firm both). (Format is available on the RERA, Bihar website).
8. Consent on the affidavit of the two-thirds of allottees with Email ID/ Address, and Contact no. who have booked flats in the block A and B.
9. An affidavit of the promoter mentioning that the names and no. of allottees are true and any discrepancy would lead to penal action and the same affidavit should also mention that of delay in completion of the project due to alteration in map would not deny the right of seeking compensation to allottees who had made bookings prior to alteration that every allottee would get separate parking spaces.
10. The consent of two-thirds of the allottees of existing block A and B individually in the affidavit, stating that they have no objection if the construction of a new block C and D, Additionally, the affidavit must include their consent stating that they have no objection in the construction "If any" change in their proportionate share in the project land takes place.
11. The details of all three RERA Project Bank Account in the light of office order dated 20-12-2024 with the correct nomenclature as mentioned in it. The correct nomenclature of all three account are : - (a) "Name of Promoter- Project name-RERA Master Account" [100%],(b) "Name of Promoter- Project name-RERA Project Account" [70%],(c) "Name of Promoter- Project name-RERA Promoter Account" [30%].

You are required to submit online application afresh for registration of the abovesaid project. You shall not advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot/apartment/shop/office, as the case may be, till your application is approved by the Authority.

Place: Patna

Date: 24/04/2025

SEAL



Authorised Officer

24/4/25